

041.A

0005

0066.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

617,400 / 617,400

USE VALUE:

617,400 / 617,400

ASSESSED:

617,400 / 617,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
64	66	RIVER ST, ARLINGTON

OWNERSHIP

Owner 1:	VAN LEEUWEN SIMON &	Unit #:	66
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Owner 2:	CONAWAY JESSICA
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Owner 3:	
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Street 1:	66 RIVER STREET
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	Y
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Postal:	02474	Type:	
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PREVIOUS OWNER

Owner 1:	VAN LEEUWEN DANIEL/BOLAND ANN -
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Owner 2:	VAN LEEUWEN SIMON/J. CONAWAY -
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Street 1:	64-66 RIVER STREET
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:	
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Postal:	02474
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NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 1282 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7322																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	615,200	2,200		617,400		316657
							GIS Ref
							GIS Ref
							Insp Date
							05/30/18

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EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	N - NONE

BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units:	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 2	Baths: 1 HB

UnSketched SubAreas:
 GLA: 1282,
 UAT: 1185,
 BMT: 276,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1922
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G16
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	5X18	A	AV	1922	40.00	T	40	102			2,200			2,200

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Fpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			
Economic:			
Special:			
Override:			
Total:	4.6	%	

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	390.286
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.000000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644911
Depreciation:	29666
Depreciated Total:	615245
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	615200
Val/Su SzAd:	479.88

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val:

Juris. Factor:	1.00
Before Depr:	390.29
Val/Su Net:	331.82
Final Total:	615200
Val/Su SzAd:	479.88

PARCEL ID

041.A-0005-0066.0

SKETCH**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	1,282	390.290	500,346						
UAT	Upper Attic	296	156.110	46,249						
BMT	Basement	276	117.090	32,316						
					Net Sketched Area:	1,854	Total:	578,911		
					Size Ad	1282	Gross Are	2743	FinArea	1282

IMAGE
AssessPro Patriot Properties, Inc